

City of Lowell

Zoning Board of Appeals Agenda

10/12/2023 at 6:30 PM

The City of Lowell Zoning Board of Appeals will hold a meeting on Thursday, October 12, 2023 at 6:30 PM.



Meetings will be held in the Arthur Hammar Conference Room at 50 Arcand Drive, 2nd Floor, Lowell MA 01852 with public welcome and by using remote participation as follows:

Members of the public may view the meeting via ltc.org or local cable channel 6. Those wishing to speak regarding a specific agenda item shall register to speak in advance of the meeting by sending an email to fcigliano@lowellma.gov AND dricke@lowellma.gov indicating the agenda item and a phone number to call so that you may be issued zoom link to the meeting. If no access to email, you may contact Development Services at 978-674-4144. All requests must occur prior to 4:00PM on the day of meeting.

For help with zoom please visit: [Joining a Zoom meeting – Zoom Support](#)

Review all application documents online at: <https://www.lowellma.gov/1099/Zoning-Board>

I. Continued Business

ZBA-2023-19

Petition Type: **Variance**

Applicant: **65 Wellington LLC**

Property Located at: **65 Wellington Ave, 01852**

Applicable Zoning Bylaws: **Section 5.1 and Section 6.1**

Petition: **65 Wellington LLC has applied to the Lowell Zoning Board of Appeals for Variance approval to subdivide the existing lot with an existing two-family home and construct a new single-family home on the newly created lot. The property is located in the Traditional Single-Family (TSF) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the minimum lot area, minimum lot area per dwelling unit, and Floor Area Ratio (FAR) requirements, per Section 6.1 for relief from the minimum off-street parking requirements, and any other relief required under the Lowell Zoning Ordinance.**

II. New Business

ZBA-2023-13

Petition Type: **Variance**

Applicant: **Edson Dos Santos**

Property Located at: **330 Princeton Boulevard, 01851**

Applicable Zoning Bylaws: **Section 5.1 and Section 6.1**

Petition: **Edson Dos Santos** has applied to the Zoning Board of Appeals seeking Variance approval to subdivide the existing lot into two lots and construct a new two-family dwelling. The subject property is located in the Traditional Two-Family (TTF) zoning district. Lot A requires Variance approval per Section 6.1 for relief from the minimum off-street parking requirement, and parking space dimensional requirements, per Section 5.1 for relief from the minimum frontage, minimum lot area per dwelling unit, and minimum usable open space per dwelling unit requirements, and any other relief required under the Lowell Zoning Ordinance. Lot B requires Variance approval per Section 6.1 for relief from the minimum off-street parking requirement, and minimum parking space dimensional requirements, per Section 5.1 for relief from the minimum lot area per dwelling unit, minimum frontage, minimum usable open space, minimum side yard setback, and minimum garage front yard setback requirements, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023-25

Petition Type: **Special Permit**

Applicant: **Yong Zhang**

Property Located at: **1270 Westford Street, 01851**

Applicable Zoning Bylaws: **Section 6.3**

Petition: **Yong Zhang** has applied to the Lowell Zoning Board of Appeals seeking Special Permit approval to erect an internally illuminated sign at 1270 Westford Street. The property is located in the Regional Retail (RR) zoning district. The proposal requires Special Permit approval per Section 6.3 for internally illuminated signage, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023- 27

Petition Type: **Variances**

Applicant: **Joe Lee**

Property Located at: **31 Westford Street, 01851**

Applicable Zoning Bylaws: **Section 5.1; Section 6.1**

Petition: **Joe Lee** has applied to the Lowell Zoning Board of Appeals seeking Variance approval to construct a new mixed-use structure at 31 Westford Street. The proposed structure includes 52 residential units and 15,570 square feet of commercial space. The subject property is located in the Urban Mixed-Use (UMU) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the Floor Area Ratio (FAR) requirement, per Section 6.1 for relief from the off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

ZBA-2023- 29

Petition Type: **Variances**

Applicant: **Gladys Cruz**

Property Located at: **730-732 Lawrence Street, 01852**

Applicable Zoning Bylaws: **Section 5.1; Section 6.1**

Petition: **Gladys Cruz** has applied to the Lowell Zoning Board of Appeals seeking Variance approval to convert the existing structure at 730-732 Lawrence Street from a two-family to a three-family. The subject property is located in the Traditional Mixed-Use (TMU) zoning district. The proposal requires Variance approval per Section 5.1 for relief from the minimum lot area per dwelling unit, and minimum usable open space per dwelling unit requirements, per Section 6.1 for relief from the minimum off-street parking requirement, and any other relief required under the Lowell Zoning Ordinance.

III. Other Business:

Election of Officers

Minutes for Approval:

9/25/2023 meeting minutes

Per Order of the City of Lowell Zoning Board of Appeals – Van Pech, Chairman
New business to be advertised by September 27, 2023 and October 4, 2023.